

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On May 14, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 14, 2012 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice-Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF MAY 7, 2012.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of May 7, 2012. The motion passed unanimously.

### **REAL ESTATE- UNFINISHED BUSINESS**

### **REAL ESTATE- NEW BUSINESS**

<b>PRB #</b>	<b>12-122</b>	<b>Transaction/Contract Type:</b>	RE / Administrative Settlement
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	138-226-001		
<b>Grantor:</b>	Prajnatree, LLC		
<b>Property:</b>	2524-2526 Main Street, Stratford, CT		
<b>Project Purpose:</b>	Stratford Parking Facility at South Railroad Station		
<b>Item Purpose:</b>	Acquisition of approximately 17,700 SF of land improved with a commercial building and parking lot situated thereon, a "total take".		

Ms. Goodhouse said that this acquisition is proposed by the DOT in connection with the State's project to expand parking capacity in and around the area of the Stratford Railroad Station. In 2010, the DOT was planning to construct a 693 space, four-story open air garage, an increase of 417 spaces over the current 276 available spaces. When the total cost estimates for the structure reached \$29 million, the project was suspended and re-designed as surface parking, in 3 phases.

The planned three phased State and Town Project will eventually provide 468 additional parking spaces. Phase 1 will be managed and funded by the Town of Stratford and will consist of a new 133 space parking lot south of the tracks. Phase 2 (State funds: \$6,606,000) expands a current lot located on the north side of the Stratford Station 307 spaces, an increase of 113 spaces. Phase 3 is a future project for a new 222 space lot south of the tracts and east of the proposed Phase 1 lot.

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The subject property is a commercial property and is a former residence converted to a liquor store and medical office with accessory commercial railroad commuter parking of 25 spaces. The liquor store occupies a portion of the first story and the basement. The wood-frame building contains 3,137 sq. ft., including a one-story addition constructed in 1988.

PRB File #12-122 contains three appraisals that were accepted by the DOT and defined the parameters of the negotiations.

	<b>Appraiser/Date/Client</b>	<b>Income Approach</b>
1	Norman R. Benedict 2/2009 for DOT	\$880,000
2	DeLucco & Goldberg 7/2009 for DOT	\$885,000
3	Stanley Gniazdowski 11/2011 for Grantee	\$915,000
	DOT Proposed Administrative Settlement	\$900,000

The appraisers' analyses of value were based on the property's income and conclusions as to market rent. Appraisers 1 & 3 differ by 4% in their value conclusion. DOT proposes damages to be paid in the amount of \$900,000 which is 2.3% above Appraiser 1's estimate using the income approach to value.

SPRB staff recommended that the Board inspect the site before further action is taken on this item.

**PRB #** 12-135      **Transaction/Contract Type:** RE / Conveyance of Property  
**Origin/Client:** DAS/DAS  
**Grantee:** Town of Newtown  
**Property:** Old Farm Road, vicinity Cross Road & along/South of Deep Brook, Newtown, CT  
**Project Purpose:** Conveyance of Surplus State Land (pursuant to PA 04-186, Section 8), Former Fairfield Hills Hospital Property, Newtown  
**Item Purpose:** Correcting Deed for the Release of 9.61 acres of land, with all the improvements thereon, identified on an A-2 survey entitled "Subdivision Map Lands to be Conveyed to the Town Of Newtown, from the State of Connecticut, Old Farm Road Newtown Connecticut", dated February 19, 2009

Mr. Dillon said that the Board originally approved the proposal to convey 9.61 acres to the Town of Newtown, pursuant to Section 8 of PA 04-186 (file PRB# 09-068). Subsequently, the Board approved a deed correction in December 2010 (PRB #10-324) to correct the prior deed so that it includes an appurtenant, non-exclusive right to travel Old Farm Road (not a town road, owned by the State) to access the property. Old Farm Road is the access to the property from Mile Hill Road, as shown on the aerial photograph.

The Department of Administrative Services ("DAS") is now submitting a "Correcting Quit Claim Deed" to allow the grantee to ability to ".....acquire utility services to the property" All other language is consistent with the previous approval provided under PRB #10-324. It has been determined by DAS and the AG that this language is required for the Town to have the ability to extend utilities to the property.

Mr. Dillon recommended Board approval of the correcting deed .The conveyance is consistent with Section 8 of PA 04-186, which stipulates transfer of the property to the Town of Newton for municipal purposes. The intended municipal use is for an animal shelter. As required by statute, the deed specifies that property will revert to the State in the event (a) the property is not used for municipal purposes; (b) ownership of the entire property is not retained by the Town; or (c) all or a portion of the property is leased out. The conveyance was approved by the Treasurer on March 30, 2009, again on November 8, 2010 and most recently on March 30, 2012.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 12-125 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-ARC-0039  
**Consultant:** Amenta/Emma Architects, P.C.  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** On-Call contract to provide the State of Connecticut architectural support services. This contract covers the entire spectrum of architectural design and may involve investigation, design and construction related services.

**PRB#** 12-126 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-ARC-0040  
**Consultant:** BL Companies Connecticut, Inc.  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** On-Call contract to provide the State of Connecticut architectural support services. This contract covers the entire spectrum of architectural design and may involve investigation, design and construction related services.

**PRB#** 12-127 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-ARC-0042  
**Consultant:** Moser Pilon Nelson Architects, LLC  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** On-Call contract to provide the State of Connecticut architectural support services. This contract covers the entire spectrum of architectural design and may involve investigation, design and construction related services.

**PRB#** 12-128 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-ARC-0043  
**Consultant:** OakPark Architects, LLC  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** On-Call contract to provide the State of Connecticut architectural support services. This contract covers the entire spectrum of architectural design and may involve investigation, design and construction related services.

**PRB#** 12-129 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-ARC-0046  
**Consultant:** Tecton Architects Architects, Inc.  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** On-Call contract to provide the State of Connecticut architectural support services. This contract covers the entire spectrum of architectural design and may involve investigation, design and construction related services.

Mr. Dillon said that this is the 6<sup>th</sup> series of On-Call Architect Consulting Service Contracts awarded by the Department of Construction Services (“DCS”) since 2002. The five On-Call Contracts presented each have a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 08/30/2014.

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The State Selection Panel consisted of 5 members and rated each firm based upon a weighted ranking system. Eight firms were selected. PRB #12-125 through #12-129 propose contracts with five firms that scored in the top eight.

Amenta/Emma Architects, PC. (AEA) originally established in 1985, has a staff of 30± employees including 2 executives, over 10 professional architects/interior designers. The company has been awarded one (1) On-call Contract with the DCS in the past two years and has not been awarded a formal contract over the past two years. AEA scored a total of 489 out of a possible 500 points and was identified as one of the most qualified firms.

BL Companies Connecticut, Inc. (BLC) originally established in 1986, has a local staff of 90± employees including over 12 professional architects, 7 landscape architects and 20+ engineers. The company has been awarded one (1) On-call Contract with the DCS in the past two years and has not been awarded a formal contract over the past two years. BLC scored a total of 431 out of a possible 500 points and was identified as one of the most qualified firms.

Moser Pilon Architects, LLC (MPA) originally established in 1980, has a staff of 10± employees including 1 project executive, 5+ professional architects and 2 construction project manager. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years. MPA scored a total of 467 out of a possible 500 points and was identified as one of the most qualified firms.

OakPark Architects, LLC (OPA) originally established in 1985, has a local staff of 5± employees including one office executive and 2 professional architects. The company has not been awarded an On-call Contract with the DCS in the past two years and has been awarded one (1) formal contract over the past two years. OPA scored a total of 488 out of a possible 500 points and was identified as one of the most qualified firms.

Tecton Architects, Inc. (TAI) originally established in 1993, has a staff of 40± employees including 3 executives, over 15 professional architects/interior designers. The company has been awarded one (1) On-call Contracts with the DCS in the past two years and has not been awarded a formal contract over the past two years. TAI scored a total of 468 out of a possible 500 points and was identified as one of the most qualified firms.

Mr. Dillon recommended Board approval of the five consultants referenced above as architecture consultants for projects of various sizes and scope. All five consultants provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions.

### OTHER BUSINESS

The Board took the following votes in Open Session:

**PRB FILE #12-122** – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #12-122 pending, but not limited to, the results of a site inspection. The motion passed unanimously.

**PRB FILE #12-135** - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-135. The motion passed unanimously.

**PRB FILES #12-125 through #12-129** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB Files #12-125 through #12-129. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary